National Register of Historic Places Inventory—Nomination Form

For NPS use only received

date entered

1. Nan	1e			
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historic Lan	sdowne Park Hist	oric District		<u> </u>
and or common	n/a	•		
2. Loca	ation			
West Balt	imore, West Gree	nwood, West LaCr , Runnemede & Wi	osse, West Stewa	art, West
			ndermere Aves.	
	nsdowne Borough	n/a vicinity of		
31010	sylvania coc	de 042 county	Delaware	code 045
3. Clas	sification	•	-	
Category X district building(s) structure site object	Ownership public both Public Acquisition n/a in process n/a being considered	Status _X occupied unoccupied work in progress Accessible yes: restricted _X yes: unrestricted no	Present Use agriculture commercial educational entertainment government industrial military	museum park private residence religious scientific transportation other:
	ner of Prope	rty		
street & number	n/a		·	
city, town n	/a	n/a vicinity of	state	
5. Loca	ation of Leg	al Description	on	:.
courthouse road	istry of deeds, etc.	elaware County C	ourt House	
	West Front Str			
street & number	Media			Pennsylvania
city, town	· · · · · · · · · · · · · · · · · · ·	• • • •	state	T CHIRDY I VAILED
		in Existing	Surveys	
Delaware (title Resource	County Historic es Survey	has this pro	perty been determined el	igible?yes _X_ no
date 1984,	1985		federal stat	te <u>X</u> countyloca
depository for su	urvey records Delawa	re County Court	House	
	edia	-	state	Pennsylvania

Description Check one Check one Condition deteriorated X excellent unaltered X original site N/A ruins X altered moved date _ good unexposed _ fair

Describe the present and original (if known) physical appearance

Lansdowne Park Historic District was constructed primarily in the late nineteenth and early twentieth century in the Borough of Lansdowne. Lansdowne is a 1.2 square mile, middle-class suburb on the Media-West Chester commuter rail line, just two miles southwest of Philadelphia's boundary with Delaware County. The southeastern edge of the district is one block from the Lansdowne railroad station, a thirteen minute commuter ride into center city Philadelphia. The district is compact, encompassing thirty three acres and 106 buildings, of which 103 are contributing and 3 are non-contributing. The non-contributing buildings are residential buildings added after the period of significance.

The topography of the district is essentially level, rising slightly in elevation from Baltimore Pike at the southern boundary, to the first block north of that point, West Stratford Avenue, where it plateaus. Baltimore Pike, formerly the Delaware County Turnpike and U.S. Route 1, is a two lane road which provides another major transportation corridor from the district to Philadelphia. One block east of the district, and intersecting with Baltimore Pike, is Lansdowne Avenue, also a two lane road. This intersection is Lansdowne's primary business area. Thus the Lansdowne Park district is a quiet residential area out of the traffic patterns but convenient to the businesses, churches and other services provided for the community and within a very short commuting distance of center city Philadelphia. The streets of the district have curbings, grass strips, shade trees and sidewalks throughout. The lots range in size from approximately one-fifth to four acres, with most of them closer to the lower figure. The homes are on uniform set-backs on each street, with most of the twins having a 25 foot set-back compared to set-backs of 50 to 75 feet for larger twins and singles, providing a park like setting.

Eighty one of the dwellings were built between 1889-1898 with Queen Anne as the dominant architectural style. The balance and Saint John's Episcopal Church were built between 1899 and 1912 and includes a cross-section of other styles popular in the late nineteenth and early twentieth century, with examples of Dutch Colonial, Second Empire, Four-Square, Shingle, and Romanesque, Tudor and Georgian Revival. The most notable exception to these two periods of construction is the Dickinson farmhouse, Lansdowne's oldest extant building, at 12 Owen Avenue. This 2½ story vernacular building was constructed in two sections; the eastern half was built in 1732, and the western half in 1790.

The 1889-1912 homes, which retain their turn of the century ambiance and spatial relationship between buildings, were built for middle income and upper middle income purchasers; none are on the huge institutional scale of the Main Line estates. Common denominators of the homes are large reception/entry halls with grand staircases, fine woodwork, free-flowing space, room for large families and servants, and porches to enjoy the outdoors. Almost all have stone

National Register of Historic Places Inventory—Nomination Form

Lansdowne Park Historic District

Continuation sheet

item number

1



Page 2

foundations and first stories, with shingles or brick second stories and shingles under the eaves. The ratio of housing types was originally approximately one-third singles to two-thirds twins. Many have been converted to two or more living units, usually with the owner in residence. This has been accomplished within the existing structures without visual detraction from the neighborhood.

Well over half of the buildings in the district were built in the Queen Anne Style, with many of these homes concentrated on West Stratford, Owen, West LaCrosse, Runnemede and Windermere Avenues. These twins and single homes are 2½ story dwellings that combine brick and shingle or fieldstone first stories, brick or stuccoed second stories, and fishscale gables and dormers. The use of a variety of building materials is typical of the Queen Anne styles, as are the steeply pitched gabled roofs, dormers, decorative shingling, and ornamental wood and iron work. The twins share central dormers and porches, and homes on corners feature turrets. Much of the Queen Anne "gingerbread" survives and the integrity of these homes is very good.

The single homes on the west side of Windermere Avenue, are Queen Anne style dwellings of particular note, distinguished by the scale and large lot size. 72 Windermere Avenue was built about 1895. This large Queen Anne single has a cut-stone first story, fishscale shingles, patterned slate roof, and a copper finial atop its hexagonal turret. Also especially interesting is the Queen Anne with eclectic detail at 42 Windermere Avenue, built between 1889-92. This home features a large central turret marked by porches, dormers and a smaller turret, all united by fieldstone construction on the first story and stucco on the second story.

Eighteen of the homes are designed in the locally popular Dutch Colonial style with gambrel roofs. The facades are either brick with shingles in the upper story, or stucco over stone. The homes in this style were constructed between 1902-1910. Other popular turn of the century styles are represented with more scattered examples. The large unaltered twin at 20/22 Runnemede Avenue is a fine example of Romanesque Revival, with fieldstone construction, battlements, a hipped gable roof, and windows with both flat and stepped arches. 111 Owne Avenue is a 1910 Tudor cottage, fieldstone and half timbered stucco, designed by New York architect, Clarence Brazer. 32 Owen Avenue, circa 1895, is a three-story brick and shingle house with a Mansard roof and wrap-around porch. The Shingle Style is represented by 29 West Stratford Avenue, built around 1905. Like most of the Shingle Style homes built in Lansdowne, its first story is constructed of fieldstone and the remainder is frame with plain cedar shingles. 60 West Stratford is a two-story fieldstone and stucco Georgian Revival, built in 1912. Taken together, the neighborhood provides a good example of middle-class turn of the century suburban architecture.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 X 1700–1799 X 1800–1899 X 1900–	Areas of Significance—C archeology-prehistoric agricultureX architecture art commerce communications		Iandscape architectur law literature military music philosophy politics/government	re religion science sculpture social/ humanitarian theater transportation other (specify)
Specific dates	1732-1912	Builder/Architect V	arious	

Statement of Ean's downe (Park historic District illustrates the transformation of a rural eighteenth century farm into a late nineteenth and early twentieth century middle-class Philadelphia suburb. Lansdowne Park is distinctive for its late nineteenth and early twentieth century architecture no other community in Delaware County has as large and cohesive a collection of Queen Anne style residental architecture. The district also includes the largest collection of buildings designed by a locally prominent architect, William H. Free.

The area that is today Lansdowne Park was first settled by the Bonsall family. In 1682 Richard Bonsall purchased the property encompassed by the historic district. In 1732 Bonsall's son, Jacob, erected the farmhouse that still stands at 12 Queen Avenue. The property within the historic district remained a farm until the late nineteenth century.

Changing transportation systems led to the transformation of the farm into a middle-class suburb. In the early 1850's the Philadelphia-West Chester Railroad Company constructed their main line from Philadelphia to within walking distance of the farm. In 1881 the Pennsylvania Railroad bought the line and up-graded the right of way. By the late 1880's with the construction of the Broad Street Station in Philadelphia, the Pennsylvania Railroad had greatly improved access to center city Philadelphia from Lansdowne.

Homer C. Stewart and Edward A. Price quickly took advantage of the improved access to Philadelphia. Stewart, who had moved to Lansdowne in 1884, resigned his position as cashier/treasurer of the Philadelphia-Media branch of the Pennsylvania Railroad in 1887 and bought the farm land on the west side of present-day Windermere Avenue. He divided his tract into large lots of up to four acres for single family houses. He employed William Free to design the houses for specific buyers such as Charles Pilling, a Philadelphia manufacturer of surgical instruments. In 1890 Price, who was a Media, Delaware County developer, bought the rest of the farm. With Stewart as his agent, he divided his parcel into lots and promoted the development as Lansdowne Park. Later in the same year, Charles B. Prettyman, a Philadelphia builder purchased contiguous lots on stratford, Owen, LaCrosse and Windermere Avenue, and commissioned Free to design thirty-four homes that form the core of the Queen Anne dwellings in the district. Other builders erected the remainder of the contributing homes in the district by 1912, utilizing a variety of late nineteenth and early twentieth century styles including Queen Anne.

9. Major Bibliographical References

See attached sheet

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10.	Geograp	hical Data			
Acreage	of nominated proper	ty33. 34	<u>-</u>		
Quadrang	gle name <u>Lansd</u>	owne		Quadrang	e scale <u>1:24000</u>
UTM Refe	erences				
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G			н		
Verbal b	ooundary descript	ion and justification			
see	attached sheet	5			
List all s	states and countie	es for properties overla	pping state or c	ounty boundaries	
state	N/A	code N/A	county N/A		code N/A
state	N/A	code N/A	county N/A		code N/A
11.	Form Pre	epared By	•		
	see attached	 			
name/title	see accached	Silect			
organizat	ion		d	ate	
street & n	number		te	lephone	
city or to	wn		si	ate	
12.	State His	storic Prese	rvation	Officer C	ertification
The evalu	uated significance of	this property within the st	ate is:		
	national	state	local		
665), I her	reby nominate this p	ric Preservation Officer for roperty for inclusion in the procedures set forth by the	National Register	and certify that it ha	
State Hist	toric Preservation Of	ficer signature			
title Br	ent D. Glass,	State Historic Pres	ervation Offic	cer date	
For NE	PS use only	· · · · · · · · · · · · · · · · · · ·		<u></u>	
	-	property is included in the	National Register		
			1	date	
Keepe	r of the National Re	gister	1		•
Attest	:		+ I	date	
	of Registration				

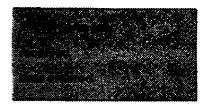
National Register of Historic Places Inventory—Nomination Form

Lansdowne Park Historic District

Continuation sheet

Item number

8



Page 2

From its inception in 1887-1890, Lansdowne Park has been a distinctly middle-class community. Business owners, managers, and professionals commuted on the railroad from their homes to their businesses in Philadelphia. In 1896 the male residents of Lansdowne Park organized a strong civic club, known as the Neighbor's Club initially limited only to male residents of the Park. The club became very active in the affairs of Lansdowne Borough giving Lansdowne Park a strong, cohesive voice in local government. The club also hired a night watchman who escorted ladies from evening trains to their homes in Lansdowne Park. Today this group is a social club for civic leaders in Lansdowne Borough. The Park remains a suburban enclave for middle-class residents.

Lansdowne Park is architecturally important for having the largest and most cohesive collection of Queen Anne style middle-class housing in Delaware County. Most of the streets in Lansdowne Park are lined with Queen Anne style twins and single homes, giving the district a stylistic motif that visually unites the community into a cohesive whole. Other middle-class towns in Delaware County, such as Swarthmore and Media were developed piecemeal in the late nineteenth and early twentieth centuries. Typically, homes were completed on just one or two streets in this period, with substantial later in-fill. Buyers were generally left to fend for themselves in the design and construction of their homes, leading to hodgepodge collections of various styles in these middle-class towns. The only community that has a similar stylistic motif uniting the enclave is the Wayne Estate. However, it is the Shingle style rather than the Queen Anne style that punctuates streetscapes in the Wayne Estate.

Lansdowne Park gains added architectural significance for having the largest extant collection of William Free's design. Free was an established Delaware County architect when he designed Lansdowne's public hall and school building in 1889. He relocated his offices to Philadelphia but retained a Lansdowne residence from at least 1889 to 1896, designing his own home in Lansdowne Park in 1892. During the 1880's and early 1890's Free designed dozens of houses in the Philadelphia area, including more than thirty-four homes in Lansdowne Park. In the late 1890's he switched to designing for amusement park operations, including a 100-foot elephant, a bandstand and a casino at Willow Grove Park, Pennsylvania. At the turn of the century, however, he returned to his forte of residential commissions. His last documented work was twenty-four residences at 34th and Mantua Streets in Philadelphia, which are no longer extant.

Thus the Lansdowne Park Historic District is important for its large collection of Queen Anne style dwellings and designs by William H. Free.

National Register of Historic Places Continuation Sheet

Lansdowne Park Historic District, Delaware County

Section	number	9	Page	1

PUBLISHED:

- Ashmead, Henry Graham <u>History of Delaware County</u>, <u>Pennsylvania</u>.

 Philadelphia; L.H. Everts & Co., 1884. (Facsimile edition published 1968 by Concord Historical Society) pp. 533,542
- Flannery, J. Edwin, ed. <u>Lansdowne</u>, <u>1893-1968</u>: <u>75th Anniversary</u>. Lansdowne: Fred T. Griffiths, Co. 1968. (This is an informal history compiled to commemorate Lansdowne's 75th anniversary. 176 pp.)
- Hotchkin, Rev. S. F. Rural Pennsylvania in the Vicinity of Philadelphia. Philadelphia: George W. Jacobs & Co., 1897.
- Johnson, George, ed and publisher. <u>Lansdowne Past and Present, 1888-1908</u>.

 Lansdowne: Johnson, 1908. (This 99 page booklet gives a review of twenty years of local history, with real estate advertisements and biographies of local personages included.)
- Jordan, John W. A History of Delaware County, Pennsylvania, and Its People. 3 vols. New York: Lewis Historical Publishing Co., 1914. pp. 834-5.
- O'Gorman, James F. Architecture of Frank Furness, Documented Works. Philadelphia: Falcon Press, 1973. pp. 9, 207.
- Pennsylvania Railroad <u>Thirty Miles Around Philadelphia</u>, <u>Information For The Suburban Home Seeker and the Summer Sojourner</u>. Philadelphia: Pennsylvania Railroad, 1913. pp. 24,25,79,80,90,91,94,95,96.
- Tatman, Sandra L.& Moss, Roger W. <u>Biographical Dictionary of Philadelphia Architects: 1700-1930</u>. Boston, MA: G.K. Hall Co., 1985. pp. 282, 283
- Smith, George. <u>History of Delaware County from the Discovery of the Territory Included within its Limits to the Present TIme</u>. Philadelphia: Henry B. Ashmead, 1962. (Facsimile published 1976 by Delaware County Institute of Science, Media, Pa.)
- UNPUBLISHED: (Located in Resource Collection, Greater Lansdowne Civic Association)
 - Conard, Wilford. "The Knoll." Unpublished manuscript, 27 pp., 1949.
 - Delaware County Planning Department. "Historic Sites Survey, Lansdowne Borough, Pa." June 1983.

National Register of Historic Places Continuation Sheet

Lansdowne Park Historic District, Delaware County

Section number ____9 Page ___2

Lansdowne Friends Meeting. "A short History [of] Lansdowne Friends Meeting and Lansdowne Friends School." Compiled in 1977 on the occasion of the 150th Anniversary of the Meeting and the 75th Aniversary of the School.

PERIODICALS:

Better Homes and Gardens. "A Japanese Garden at Lansdowne, Pa." (1905), pp. 63-68.

Delaware County Times, Lansdowne Anniversary Section. "Marking the Fiftieth Anniversary of the Founding of Lansdowne Borough, " July 29, 1943.

Suburban Life, The Country Magazine. "A Worth-While Rock Garden." (May 1913), pp. 332-333.

MAPS:

Ash, Joshua W., M.D. Map of Delaware County, Pa. Published by Robert P. Smith. (1848) [DCHS]

Delaware County Suburban Property Atlases: [HSP* unless otherwise noted]

Hopkins (1870)

Evert and Stewart (1875)

Smith (1880)

Hopkins (1882)

Smith (1889)

Smith (1892)

Baist (1898) [Lansdowne Public Library]

Baist (1902)

Mueller (1910)

* Locations of maps key: HSP - Historical Society of Pennsylvania Philadelphia, Pa.

> DCHS - Delaware County Historical Society Chester, Pa.

ALSO CONSULTED:

Deed Books of Delaware County, Pennsylvania, Media, Pennsylvania

National Register of Historic Places Continuation Sheet

Lansdowne Park Historic District, Delaware County

Section	number	10	Page	1
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LANSDOWNE HISTORIC DISTRICT VERBAL BOUNDARY DESCRIPTION

The southeast boundary of the Lansdowne Park Historic District starts at a point approximately 97.2 feet west of the junction of Lansdowne and Baltimore Avenues, which is the southeast corner of Saint John the Evangelist Episcopal Church property. From this point, northwardly, approximately 301.85 feet, to a point, thence westwardly, approximately 50 feet to a point, thence northwardly, approximately 125 feet, thence westwardly, approximately 56.96 feet, to the northwest corner of said church property, thence northwardly, approximately 560 feet, along the rear property lines of the properties on Owen Avenue, to a point which is the northeast corner of 20 West Stratford Avenue, thence northwardly, approximately 379.5 feet, crossing West Stratford Avenue and along the east property lines of 19 West Stratford and 16 West Stewart Avenues, to the northeast corner of 16 West Stewart Avenue, thence continuing northwardly, crossing West Stewart Avenue, approximately 303.7 feet, along the rear property lines of 101, 107 and 111 Owen Avenue, to the northeast corner of 111 Owen Avenue, thence westwardly, approximately 79.7 feet, to a point, thence north-northwestwardly, approximately 371.7 feet, to the northeast corner of 24 West Greenwood Avenue, thence westwardly, approximately 184.6 feet, along the south side of West Greenwood Avenue, to the northwest corner of 30 West Greenwood Avenue, thence south-southeastwardly, approximately 623.85 feet, along the east side of Owen Avenue, to the southwest corner of 101 Owen Avenue, thence continuing southwardly, recrossing West Stewart and West Stratford Avenues, along the east side of Owen Avenue, approximately 379.5 feet, to the northwest corner of 69 Owen Avenue, thence westwardly, crossing Owen Avenue, approximately 423.9 feet, along the south side of West Stratford Avenue, to the northwest corner of 62 West Stratford Avenue, thence southwardly, approximately 145 feet, to the southwest corner of said property, thence westwardly, crossing Runnemede Avenue, approximately 408.46 feet, along the rear property lines of 73 - 101 West Lacrosse Avenue, to the northwest corner of 101 West Lacrosse Avenue, thence continuing westwardly, approximately 50 feet, crossing Windermere Avenue, to the west curb of said street. thence northwardly, approximately 15 feet along the west side of Windermere Avenue, to the northeast corner of 72 Windermere Avenue, thence westwardly, approximately 150 feet, to the northwest corner of said property, thence southwardly, approximately 146.27 feet, to the southwest corner of said property, thence westwardly, approximately 330.77 feet, to the northwest corner of 60 Windermere

National Register of Historic Places Continuation Sheet

Lansdowne Park Historic District, Delaware County

Section number ____10 ___ Page ___2

Avenue, thence southwardly, approximately 486.98 feet, along the rear property lines of 60, 50 and 42 Windermere Avenue, to the southwest corner of 42 Windermere Avenue, thence eastwardly, approximately 423.96 feet, crossing Windermere Avenue, to the east curb, thence southwardly, approximately 304.6 feet, along the east side of Windermere Avenue, to the southwest corner of 89 West Baltimore Avenue, thence eastwardly, approximately 470.62 feet, along Baltimore Avenue to the southeast corner of 8 Runnemede Avenue, thence northwardly, along the west side of Runnemede Avenue, approximately 242.88 feet, to the northeast corner of 16 Runnemede Avenue, thence eastwardly, approximately 305 feet, crossing Runnemede Avenue, to the southeast corner of 23 Runnemede Avenue, thence southwardly, approximately 20 feet, to the southwest corner of 12 Owen Avenue, thence westwardly, approximately 28 feet, to the northwest corner of 8 Owen Avenue, thence southwardly, along the west property lines of 4 and 8 Owen Avenue, approximately 177.5 feet, to the southwest corner of 4 Owen Avenue, thence eastwardly, along Baltimore Avenue, approximately 474.18 feet, crossing Owen Avenue, to the point of beginning. The boundary contains only those buildings that were built on land in the Lansdowne Park suburban development. The boundary excludes those buildings in Lansdowne Borough that were not built as part of the development. buildings include houses erected after 1912, the end of the development.

National Register of Historic Places Continuation Sheet

Lansdowne Park Historic District
Section number ______ Page _______

Donald A. Kidder 47 Bryn Mawr Avenue Lansdowne, PA. 19050 (215) 962-4200

Susanna C. Morikawa 609 Ogden Avenue Swarthmore, PA 19081 (215) 544-0123

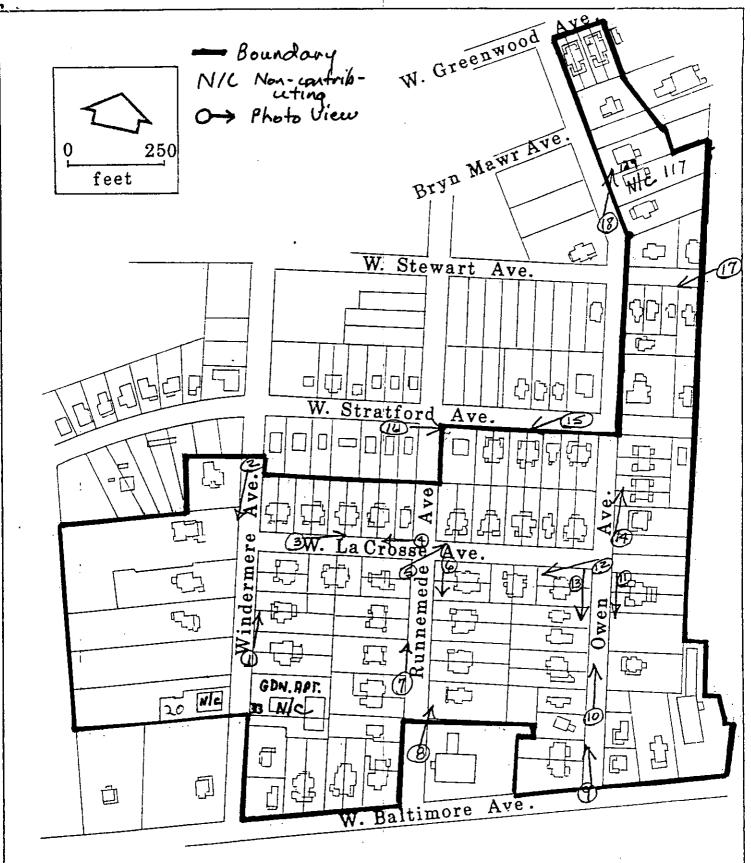
Sheila Gallagher 44 East Greenwood Avenue Lansdowne, PA 19050 (215) 546-0998

William Sisson PHMC Statem Museum of Pennsylvania Harrisburg, PA 17108 (717) 783-8946

9. Major Bibliographical References

See attached sheet

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10. Geographic	al Data			
Acreage of nominated property	33. 34			
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Verbal boundary description an	d justification	•		,
see attached sheets				
List all states and counties for	properties overla	pping state or c	ounty boundaries	
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11. Form Prepa	red By			
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name/title see attached sheet				
organization		d	ate	
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city or town		· si	tate	
12. State Histor	ric Prese	rvation	Officer C	ertification
The evaluated significance of this pr	operty within the st	ate is:		
national	state	local		
As the designated State Historic Pre-	servation Officer fo	r the National Histo	oric Preservation A	ct of 1966 (Public Law 89-
665), I hereby nominate this property according to the criteria and procedu	itor inclusion in the ires set forth by the	e National Register e National Pa de Se i	and certify that it h rvice.	as been evaluated
State Historic Preservation Officer si	n		A 2-0	
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itte Brent D. Glass, State	Historic Pres	ervation Offic	cer date /	1/18/04
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Keeper of the National Register		F- 18 18 18 18 18 18 18 18 18 18 18 18 18		A THE THE VETOR
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LANSDOWNE HISTORIC DISTRICT
Proposed Area. DELAWARE COUNTY

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LANSDOWNE PARK HISTORIC DISTRICT
Delaware County
Lansdowne Quadrangle

Zone 18

A E476500 N4421270 B E476660 N4420705

C E476315 N4420610

D E476150 N4420765

